

From: "Eric Pastor" <eric.pastor@pbwllc.com>
To: Garyg Miller/R6/USEPA/US@EPA
Date: 08/09/2011 05:08 PM
Subject: Gulfco Deed Restricted Areas

Hi Gary –

Per your request, here is some additional information regarding the deed restricted areas at the Gulfco site. As you know, Lots 55, 56 and 57 are the only areas of the Site that are covered by restrictive covenants requiring protection against indoor vapor intrusion. These parcels are shown on the attached figure and copies of the covenants are provided in Appendix B of the Feasibility Study (FS) report. Of these parcels, Lots 55 and 57 are almost entirely within wetlands areas for which building construction is not practical. The capped former surface impoundments cover approximately the northern half of Lot 56 and thus building construction within that part of Lot 56 is also not practical. The remaining portion of Lot 56, shown with an "A" designation on the attached figure, is essentially the only potentially buildable area for which the indoor vapor intrusion restrictive covenants would apply. This area corresponds to a surface area of approximately 2.2 acres or roughly 5% of the entire approximately 40 acre Gulfco site. As you previously noted, development would not be prohibited in this area – the restrictive covenants just require TCEQ and EPA notification and approval prior to building construction and the possible inclusion of protection against indoor vapor intrusion.

Please let me know if you have any questions or comments regarding this information.

Thanks.

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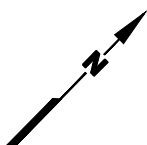


Gulfco Lot 56 upland area map.pdf

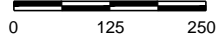


EXPLANATION

- Gulfco Marine Maintenance Site Boundary (approximate)
- Lot Boundary (approximate)



Approx. Scale in Feet



Source of photo: H-GAC, Texas aerial photograph, 2006.

GULFCO MARINE MAINTENANCE FREEPORT, BRAZORIA COUNTY, TEXAS

Figure 1

SITE MAP

PROJECT: 1352

BY: ZGK

REVISIONS

DATE: AUG., 2011

CHECKED: EFP

PASTOR, BEHLING & WHEELER, LLC
CONSULTING ENGINEERS AND SCIENTISTS